Aldford House, Boundary Walk, Knowle, Fareham, PO17

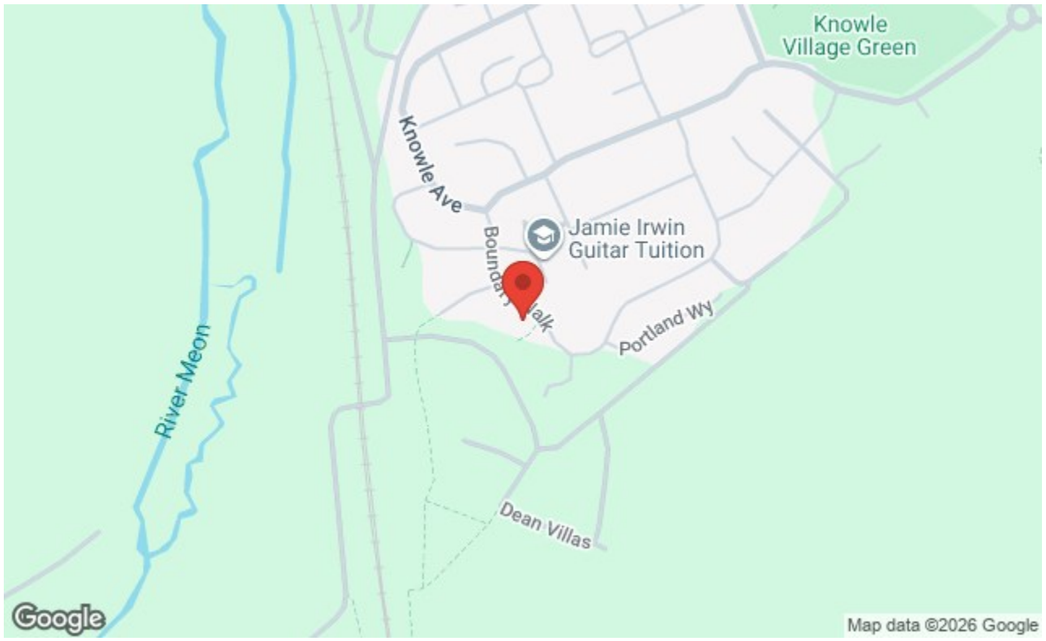
Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1426189



79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Offers Over £200,000

Boundary Walk, Fareham PO17 5GA

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- GROUND FLOOR APARTMENT
- RE-FITTED KITCHEN & BATHROOM
- ALLOCATED PARKING
- SUPER POPULAR LOCATION WITH STUNNING GROUNDS
- COMMUNAL BIKE SHED
- OPEN PLAN LIVING SPACE
- TWO STORAGE CUPBOARDS
- CENTRAL HEATING
- 109 YEARS LEFT ON THE LEASE
- WELL PRESENTED THROUGHOUT

STUNNING TWO BEDROOM GROUND FLOOR APARTMENT WITH MODERN FINISH THROUGHOUT & ALLOCATED PARKING

Bernards are delighted to welcome to the market this beautifully presented, purpose-built apartment located in the highly sought-after Aldford House on Boundary Walk, Knowle, Fareham. Perfectly suited to first-time buyers or investors alike, this stylish home offers a fantastic blend of modern living and everyday convenience.

Spanning just under 700 sq ft, the property boasts a superb open plan living space that has been thoughtfully upgraded by the current owner. Featuring recently updated flooring and a contemporary, fully renovated kitchen with integral white goods, this space is designed with both comfort and entertaining in mind. Dual aspect windows flood the room with natural light, while the well-defined living and dining areas create a seamless flow throughout.

The apartment offers two well-proportioned bedrooms, with the principal bedroom slightly larger, providing a comfortable retreat. The second bedroom is ideal for guests, a home office, or additional storage, depending on your needs.

The bathroom has been completely transformed to a sleek, modern standard, comprising a brand-new suite complemented by stylish tiling, offering a perfect balance of practicality and luxury.

Further benefits include an allocated parking space for one vehicle—an invaluable feature in such a popular residential area.

Situated in a desirable location close to local amenities, transport links, and scenic surroundings, this property represents an excellent opportunity to step onto the property ladder or secure a strong investment.

An internal viewing is highly recommended to fully appreciate everything this impressive apartment has to offer.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

KITCHEN/LIVING SPACE
18'7" * 15'2" (5.68 * 4.63)

BEDROOM ONE
14'11" * 8'10" (4.55m * 2.69m)

BEDROOM TWO
11'7" * 8'4" (3.53m * 2.54m)

BATHROOM
7'3" * 6'3" (2.21m * 1.91m)

COUNCIL TAX BAND C

TENURE
Leasehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARDS MORTGAE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

LEASE INFORMATION
- Service charge is currently £210 per month. This includes upkeep and maintenance of the Knowle Village area
- 109 years left on lease.

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.









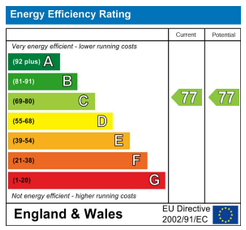












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